

FOR LEASE

PRIME OPPORTUNITY FOR RETAIL


3477 BOULEVARD ST-FRANÇOIS, JONQUIÈRE, QC




OVERVIEW

3477 Boulevard St-François is located in the heart of Jonquière on a boulevard situated right off of route 170. The unit has 11,194 square feet and has the possibility to add an additional 10,000 square feet of space. Surrounded by many major retailers including Uniprix, Dollarama, Bureau en Gros and many more. This unit is very well situated and sure to bring great visibility to your business.


PROPERTY DETAILS




Ground floor: 11,194 SF



Available: Immediately



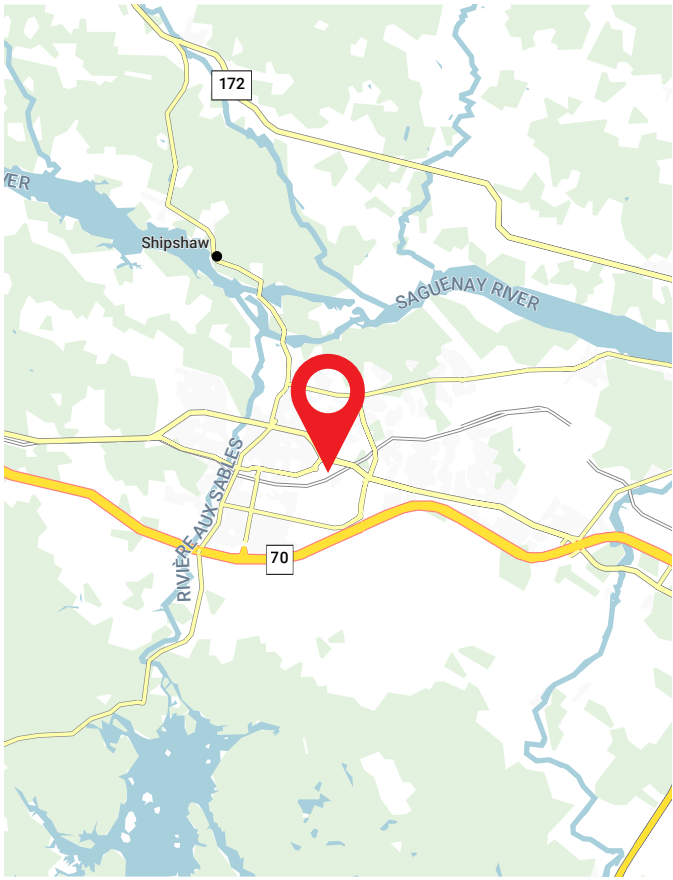
Net Rent: Please contact Listing Brokers



Add. Rent: \$8.50 PSF (2021)

HIGHLIGHTS







- Many parking spaces available
- Many well-known retailers around
- Easily accessible by route 170



2

AREA DEMOGRAPHICS

Source: Statistics Canada, 2021

	Primary	Secondary	Greater
	1KM	3KM	5KM
 Total Population	1,360	31,163	47,826
 Daytime Population	3,439	31,309	46,109
 Median Age	45.7	47.9	47.0
 Total Households	661	15,108	22,402
 Average HH Income	\$75,373	\$79,013	\$85,096
 Total Expenditure (Per Household)	\$72,516	\$76,780	\$83,775

3

4



NEARBY RETAILERS

Sites

-  3477 Boulevard St François
1.

Uniprix Stéphane Nepton - Pharmacie affiliée

2.

Dollarama

3.

Mode Choc

4.

Pièces D’autos P & L Ltée

5.

Centre De Renovation Fds Inc.

6.

Boutique Le Pentagone Inc | Magasin de vêtements | Jonquière

7.

LeMercier

8.

Bureau en Gros

9.

Super C

10.

Rossy

11.

Les Galeries Ford

12.

Eugène Allard

13.

NAPA AUTOPRO - Les Radiateurs St-Francois Inc.

14.

Location De Motoneige M S

15.

Canadian Tire

16.

Pizza Salvatoré

17.

Bétonel/Dulux

18.

VitroPlus / Ziebart

19.

L’Etoile Dodge Chrysler Inc.

20.

Tim Hortons

21.

Ultra Violet Jonquière

22.

Sport VL

23.

Arachides Depot

24.

Restaurant et bar St-Hubert





Contact

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